



---

HOW THE LEGISLATION &  
GUIDELINES APPLY TO  
CARLISLE

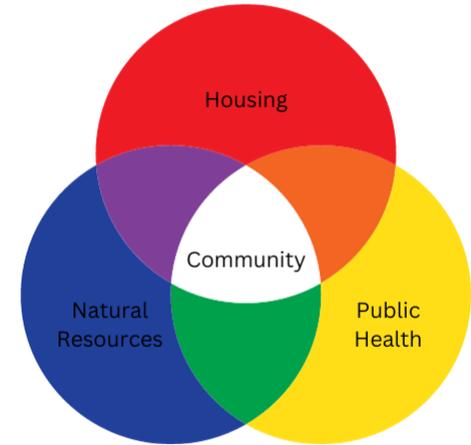


**MBTA  
COMMUNITIES**



---

HOW THE LEGISLATION &  
GUIDELINES APPLY TO  
CARLISLE



**MBTA  
COMMUNITIES**

---

# THE FACTS

- Carlisle = Adjacent Small Town
  - No “station” area; year-round population < 7,000
- To comply, Carlisle must ZONE for:
  - 95 new units = 5% of the Town’s 2020 housing stock
  - 15 unit/acre minimum gross density
  - Multi-family = 1+ buildings w/3+ units OR 2+ buildings w/ >1 unit per building
  - As-of-right = allows for Site Plan Review by the Planning Board (Design Guidelines are allowed as well)
  - Housing for Families = no age-restriction, no limit on bedroom count or size, no limit on # of occupants
  - Zone can be any size (min 6.33 acres total for Carlisle) and be located anywhere in Town
  - Must be a neighborhood-scale district, not a single development site (I’ve asked for specificity on this)
  - Can require up to 10% of units be affordable to households earning 80% Area Median Income

---

# THE FACTS

- Importantly
  - Gross density excludes surface water bodies, wetlands & buffers, protected open space, and land needed to protect private/public water supplies
    - We can't just rezone areas that are entirely wetland
  - Gross density includes land occupied by public rights-of-way, recreational, civic, commercial and non-residential uses
    - Takes into account a bigger area than just one lot, and can include Town-owned and private lots
    - We can rezone areas that are already built – the goal is zoning for future development potential
  - Provision of infrastructure is not required for compliance
  - Housing would be SUBJECT TO and MUST COMPLY WITH the Wetlands Protection Act and Title 5 – even if such compliance means a proposed project will be less dense than 15 units/acre
    - The zoning could allow 15 units/acre, and an actual development project that goes through the local permitting process and is approved could be much less dense than that.

---

# PENALTIES FOR NON-COMPLIANCE

- Carlisle has until December 2025 to comply.
- The penalties for non-compliance are:
  - The Town will be ineligible for these 4 funding sources:
    - Housing Choice, Local Capital Projects Fund, MassWorks, HousingWorks Infrastructure Program
  - The Town will be viewed less favorably (i.e. ineligible) under these 13 grant programs:
    - 1 EOHLG Grant: Community Planning Grants [Carlisle just received \$90k for the Subsurface Hydrogeo Study]
    - 3 EOED Grants: Mass Downtown Initiative, Urban Agenda, Rural and Small-Town Development Fund
    - 6 MassDevelopment Grants: Brownfields Redevelopment Fund, Site Readiness, Underutilized Properties, Collaborative Workspace, RE Services TA, Commonwealth Places
    - 3 EOEEA Grants: Land Use Planning Grants, Local Acquisitions for Natural Diversity (LAND) Grants, and Municipal Vulnerability Preparedness (MVP) Grants [Carlisle just received \$94k for “Climate Resilient Carlisle” Project]
  - The Town may be ineligible for other discretionary funding, including for “schools, roads, bridges” (Gov Healey)
    - Seawall repair grant rescinded from Milton is an example of “other discretionary funding”
  - AGO advisory: “Communities that fail to comply with the Law may be subject to civil enforcement action,” and “MBTA Communities that fail to comply with the Law’s requirements also risk liability under federal and state fair housing laws.”

---

# WHERE CARLISLE IS CURRENTLY

- State's POV: We have Interim Compliance
- Advocacy: I update EOHLIC staff monthly, so they know we are taking this seriously
- Educating Trusted Voices: Info Sessions to PB, SB, Town Dem Cmte, etc.
  - Main goal is to ensure people have the correct information as they talk to their neighbors
- High Density Yield Plan for 75 West Street (all 95 units on one lot)
  - PB interested in keeping it on table as a "bookend" option as we explore compliance
- Resources / Regional Connections
  - Community Planning Grant (\$90k) + ARPA Match (\$10k) for Subsurface Hydrogeo Study
    - I hope to finish scoping this within a month and work on procurement w/TA McLane for FY25 Study
  - Citizen's Housing and Planning Association (CHAPA) Peer-to-Peer FREE Technical Assistance
  - Mass Housing Partnership FREE Technical Engineering/Compliance Assistance from Bohler Engineering

---

# UPCOMING WORK

- Discussion at Land Use Summit 2/26
- Planning Board to establish MBTA Communities Subcommittee on 3/11
- Tentative Info Session at Planning Board Meeting on 4/8
- Monthly updates to Planning Board
- Finalize scoping for Subsurface Hydrogeology Study with Subcommittee in March/April
- Review of potential bylaw ideas, sites, etc. with Subcommittee and Planning Board this spring
- Ongoing technical assistance via CHAPA and MHP
- CAHT spreading awareness of HPP, housing affordability measures, housing terminology
  
- All the information is on the Town website, under Planning Board:  
<https://www.carlislema.gov/1195/MBTA-Communities>

---

# QUESTIONS?

